



Statement of Information

Sections 47AF of the Estate Agents Act 1980

G07/1-3 Langs Road, ASCOT VALE 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$480,000 - \$520,000

Median sale price

Median **House** for **ASCOT VALE** for period **Oct 2017 - Nov 2017**

Sourced from **Pricefinder**.

\$495,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

5/27 Harold Street, Price **\$515,000** Sold 21 October 2017
Ascot Vale 3032

4/44 North Street, Price **\$463,000** Sold 06 November 2017
Ascot Vale 3032

6/39 Sandown Road, Price **\$551,000** Sold 28 October 2017
Ascot Vale 3032

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



2 beds




1 baths



1 parking

Raine & Horne

Contact agents

 **Tony Errichiello**
Raine and Horne

03 9370 3333

040 7563 834

tony.errichiello@ascotvale.rh.com.au

Raine & Horne

Raine & Horne Ascot Vale

224 Union Road,
Ascot Vale VIC 3032